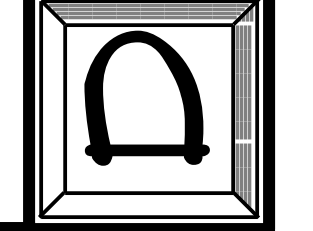




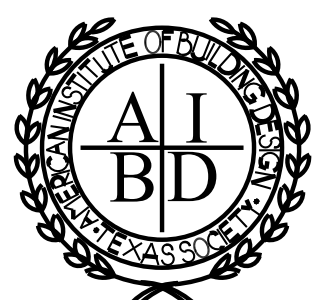
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rev.	11-10-17
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CUSTOM HOME FOR:  
**SCOTT AND MAGGIE LYNCH**

**DESIGNS, LLC** HOME PLANNERS  
8400 BURKHART ROAD - HOUSTON, TEXAS 77065 - (713) 918-0620



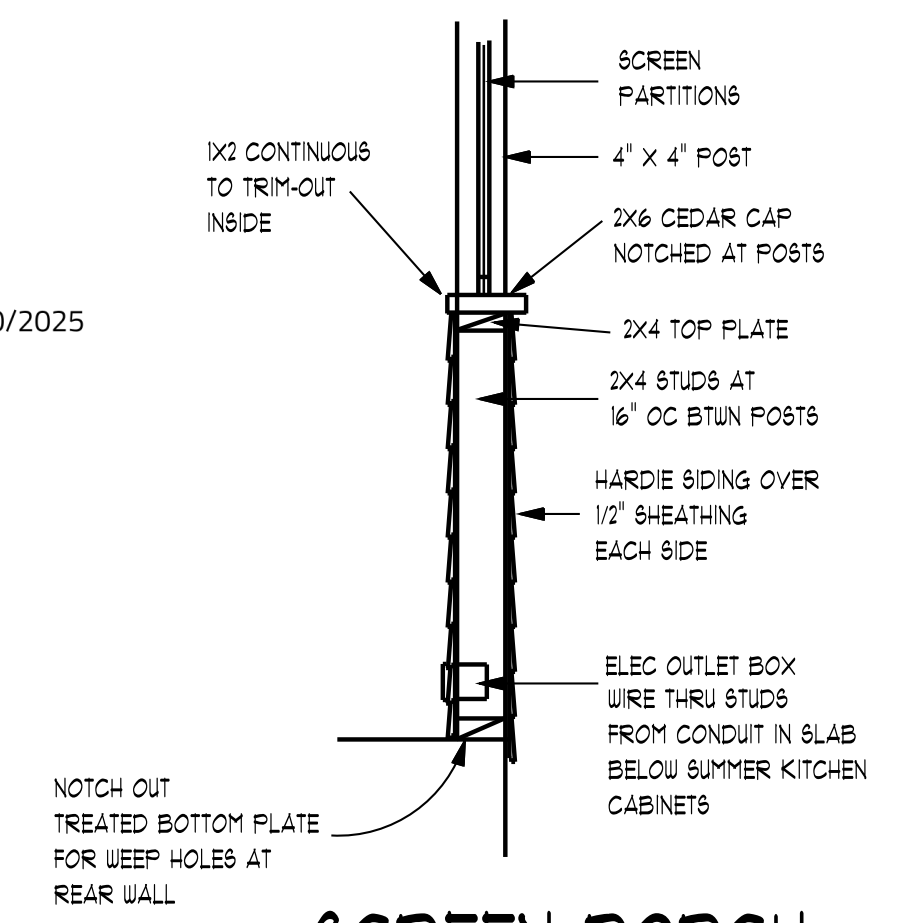
**CORNERSTONE**



MDC RSC 02/10/2025

Note: May have changes - Buyer to verify.

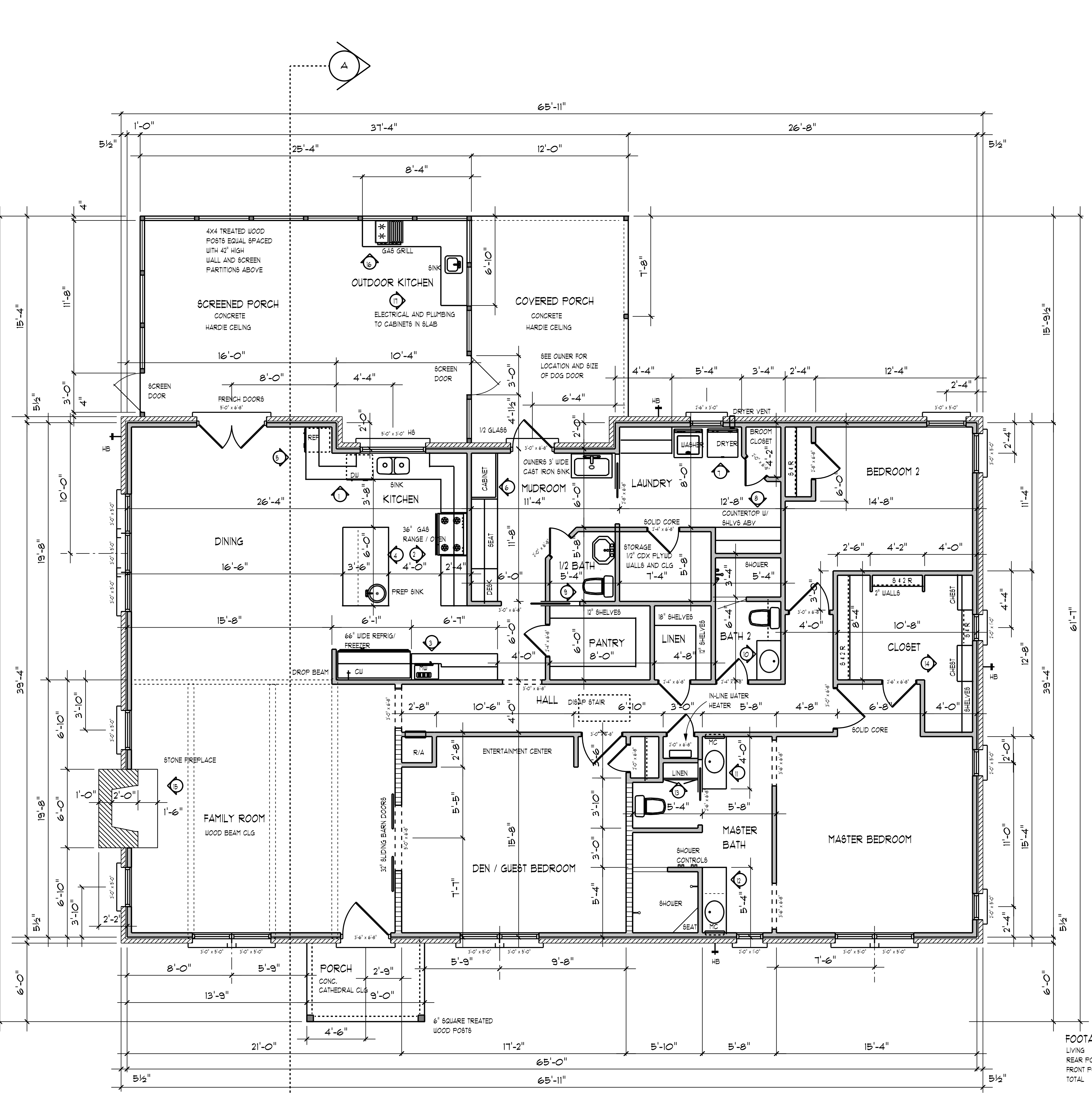
MDC RSC



**SCREEN PORCH WALL DETAIL**  
SCALE 3/4"=1'-0"

- UNLESS OTHERWISE NOTED: IRC 2012
- 9' CEILINGS
  - 6'-8" DOORS
  - 6'-8" HEADER HEIGHTS
  - ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC, P302.3.3
  - A/C DRAIN MUST GO TO A WORKING TRAP.
  - MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET.
  - STAINED CONCRETE FLOORS INSIDE HOUSE
  - SHEETROCK WALLS & CEILINGS.
  - GRANITE TOP WITH TILE SPLASH IN KITCHEN, FORMICA TOP IN LAUNDRY
  - VINYL DOUBLE PANE WINDOWS AT FRONT ELEVATION.
  - VINYL DOUBLE PANE WINDOWS ON SIDES & REAR ELEVATION.
  - VERIFY ALL SIZES AND MULL CONFIGURATIONS FOR WINDOWS WITH OWNER, CARPENTER, PRIOR TO SALESMAN PLACING ORDER.
  - RECESS LIGHTS TO BE TIGHT INSULATION - RATED CEILING LIGHTS IRC N102.4.5
  - GFI 110 VOLT OUTLETS NEAR SINKS, IN GARAGE, AND ALL OUTSIDE WATER PROOF OUTLETS.
  - SMOKE DETECTORS HARD WIRED TO 110 VOLT AND LOCATED AS PER IRC R 314. ONE DETECTOR REQUIRED TOP AND BOTTOM OF EACH STAIRWELL; ONE DETECTOR REQUIRED IN EACH SLEEPING AREA; ONE DETECTOR REQUIRED IN HALL ADJOINING SLEEPING AREAS. ALL MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING AREAS.
  - ALL GLAZING IN HAZARDOUS AREAS TO CONFORM TO IRC R 308.4. EXPOSED AREA OF PANE GREATER THAN 5 SQ. FT., BOTTOM 18" ABOVE FLOOR, TOP GREATER THAN 36" ABOVE FLOOR WALKING SURFACE WITHIN 36"
  - ALL INSULATION TO BE NOT MORE THAN 15 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450 - R316.3 U.L. STANDARD CLASS 1 OR N 1101.4
  - ALL EXHAUST FANS TO VENT OUTSIDE. 3/02-3/03
  - ALL PLUMBING VENTS TO VENT TO OUTSIDE, OR HAVE AN ADMITTANCE VALVE IRC 310.3
  - ALL SLEEPING AREA WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQ. FT. MINIMUM. 20" WIDE AND 34" HIGH MINIMUM AND A SILL 44" MAXIMUM HEIGHT ABOVE FLOOR IRC 310 R612 - WINDOW SILLS MINIMUM 24" FROM FLOOR WHEN GREATER THAN 12" FROM GRADE
  - WATER HEATERS: TANKLESS PROVIDE ELECTRICITY OTHERWISE PROVIDE GAS
  - FURNACE IN ATTIC. PROVIDE REQUIRED ELECTRICITY AND GAS.
  - IF GARAGE DOOR OPENERS ARE USED, PROVIDE LOW VOLTAGE FOR SHUT OFF AND REVERSE SENSORS AT EITHER SIDE OF DOOR.
  - FIRESTOPS:
    - MATERIAL SPEC. AS IRC R 602.8 & R302.11
    - AT FURRED AREAS AND 10' INTERVALS ALONG WALLS
    - AT VERTICAL AND HORIZONTAL INTERCONNECTING CONCEALED SPACE AS PROVIDED IN IRC R 602.8
    - CONCEALED SPACE UNDER STAIRS AT TOP AND BOTTOM OF STRINGERS.
    - GAPS AROUND DUCTS AND PIPES MUST BE SEALED WITH APPROVED MATERIAL AT FLOOR AND CEILING LEVEL, PENETRATIONS.
    - MATERIALS MAY BE 2X LUMBER, 1/2" GYP BOARD OR COMPRESSED GLASS FIBER
  - ALL GLASS WITHIN 24" OF A DOOR AND WITHIN 60" OF A FLOOR MUST BE TEMPERED, IRC R 308.4
  - IN ACCORDANCE TO ELECTRICAL SERVICE STANDARDS... ALL ACCESS TO ELECTRICAL METERS SHALL NOT BE BLOCKED BY FENCES, GATES, OR WALLS.
  - FLASHING AND COUNTER FLASHING AT ALL EXTERIOR OPENINGS WHEN METAL IS USED SHALL BE 26 GAUGE GALVANIZED.
  - ONE REQUIRED EXIT DOOR TO EXTERIOR 3' HINGED DOOR MINIMUM. ALL EXIT DOORS REQUIRE KEYLESS OPERATION FROM THE INTERIOR. R 312
  - STREET ADDRESS NUMBERS MUST BE LEGIBLE FROM STREET AND WITHIN 3' OF THE FRONT DOOR. R 318.1
  - SOLID 1 3/8" DOOR, 60 MINUTE FIRE RATED DOOR WITH AUTOMATIC CLOSER LOCATED IN GARAGE TO DWELLING WALLS. IRC R 302.5
  - GARAGE WALLS AND CEILING COMMON TO HOUSE TO BE COVERED WITH 5/8" GYP.. MINIMUM, IRC R 302.5
  - HANDRAIL GRASPABLE RAIL REQUIRED IF 2 OR MORE RISERS RAILING HEIGHT MINIMUM 34" OR 38" MAXIMUM ABOVE NOSE OF STEPS. GRIPS MUST BE 1 1/4" - 2" CIRCULAR CROSS SECTION, MAXIMUM ABOVE PROJECTION INTO STAIRWAY 4 1/2". ALL ENDS SHALL RETURN TO WALL OR NEWELL POST. IRC R 311.8.3

- BATH NOTES: IRC 2012
- MARBLE DRAIN, SPLASH AND LAVATORY.
  - TILE FULL IN SHOWER EXCEPT WHERE SAFETY GLASS IS SHOWN.
  - PROVIDE CEMENT BOARD BEHIND TILE AT ALL SHOWERS.
  - GLAZING IN SHOWER AND BATH TUB DOORS AND ENCLOSURES SHALL BE IMPACT RESISTANT AND PASS TEST REQUIREMENTS OF 308.3.1 STANDARD CPSC 16 CFR, PART 1201. HINGED SHOWER DOORS SHALL SWING OUTWARD IRC P2108 / R308
  - GFI 110 VOLT OUTLETS @ VANITIES.
  - ALL BATHROOM FANS SHALL HAVE A MINIMUM VENTILATION OF ROOM CONTINUOUS WITH EXHAUST DIRECTLY TO OUTSIDE. R 303.3X
  - PROVIDE 1 TOILET PAPER HOLDER, 1 MEDICINE CABINET AND A MINIMUM OF 1 TOWEL BAR PER BATHROOM.



**SQUARE FOOTAGE**

6" STUD WALL  
4" STUD WALL

**FLOOR PLAN**  
SCALE 1/4"=1'-0"

FOOTAGE

LIVING	2612
REAR PORCH	615
FRONT PORCH	84
TOTAL	3311